

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF MICHIGAN

Case number (if known) Chapter 7

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	Autumn Property Management, LLC	
2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names	DBA Proway Property Management	
3. Debtor's federal Employer Identification Number (EIN)	85-4182582	
4. Debtor's address	Principal place of business 4468 W. Walton Blvd., Suite B Waterford, MI 48329 Number, Street, City, State & ZIP Code Oakland County	Mailing address, if different from principal place of business P.O. Box, Number, Street, City, State & ZIP Code Location of principal assets, if different from principal place of business Number, Street, City, State & ZIP Code
5. Debtor's website (URL)		
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify:	

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☒ Chapter 7
☐ Chapter 9
☐ Chapter 11. Check **all** that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? ☒ No ☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor Relationship
District _____ When _____ Case number, if known _____

11. Why is the case filed in this district? Check all that apply:
- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? ☒ No ☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.
- Why does the property need immediate attention? (Check all that apply.)**
- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other _____
- Where is the property?** _____
Number, Street, City, State & ZIP Code
- Is the property insured?**
- ☐ No
- ☐ Yes. Insurance agency _____
Contact name _____
Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds Check one:
- ☐ Funds will be available for distribution to unsecured creditors.
- ☒ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors
- | | | |
|---|--|--|
| <input type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input checked="" type="checkbox"/> 200-999 | | |

15. Estimated Assets
- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> \$0 - \$50,000 | <input type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities ☒ \$0 - \$50,000 ☐ \$1,000,001 - \$10 million ☐ \$500,000,001 - \$1 billion

Debtor

Autumn Property Management, LLC

Name

Case number (if known)

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 12, 2023
MM / DD / YYYY

X /s/ Jennifer Spiers
Signature of authorized representative of debtor

Title Manager

Jennifer Spiers
Printed name

18. Signature of attorney

X /s/ William C. Babut
Signature of attorney for debtor

Date **September 12, 2023**
MM / DD / YYYY

William C. Babut P41099
Printed name

BABUT LAW OFFICES, P.L.L.C.
Firm name

700 Towner Street
Ypsilanti, MI 48198
Number, Street, City, State & ZIP Code

Contact phone (734) 485-7000 Email address wbabut@babutlaw.com

P41099 MI
Bar number and State

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1553 Royal Crescent St.
Rochester, MI 48306-4055

128 Auburn Inkster MI 48141 LLC
3225 McLeod Drive Suite 100
Las Vegas, NV 89121

14240 Piedmont MI, LLC
6565 Spring Brook Avenue #200
Rhinebeck, NY 12572

15444 Prest MI, LLC
6565 Spring Brook Avenue #200
Rhinebeck, NY 12572

161672 Appoline MI, LLC
6565 Spring Brook Avenue #200
Rhinebeck, NY 12572

16844 Mendota MI, LLC
6565 Spring Brook Avenue #200
Rhinebeck, NY 12572

18329 Ashton MI LLC
6565 Spring Brook Avenue #200
Rhinebeck, NY 12572

18959 St. Mary's MI LLC
6565 Spring Brook Avenue #200
Rhinebeck, NY 12572

19667 Appleton MI LLC
6565 Spring Brook Avenue #200
Rhinebeck, NY 12572

19692 Kingsville, LLC
197 Gail Court
Mountain View, CA 94043

19710 Parkside St. SCS MI, LLC
4284 Expedition Way
Osprey, FL 34229

20076 Winthrop MI LLC
6565 Spring Brook Avenue #200
Rhinebeck, NY 12572

20476 Washtenaw ST HW MI LLC
4284 Expedition Way
Osprey, FL 34229

26315 Lehner Street Trust
128 Lockwood Rd.
Brampton
ON L6Y 5E6

2702570 Ontario Inc.
PO Box 210579
Auburn Hills, MI 48321

6th Judicial Circuit Court
case no: 2022-194030-CB
1200 N. Telegraph Rd., Dept. 404
Pontiac, MI 48341-0404

6th Judicial Circuit Court
case no: 23-200201-CB
1200 N. Telegraph Rd., Dept. 404
Pontiac, MI 48341-0404

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NSW 2287

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Santa Clara, CA 95054

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Turlock, CA 95380-4478

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Elmhurst, NY 11373

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Mission Viejo, CA 92692

Adrian Sherman
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Chatham, NJ 07928

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4041 Brookwood Drive
Bayside, CA 95524

Advanta IRA FBO Richard Sandler
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Westfield, IN 46074-0016

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San Jose, CA 95117

Alexander Kim
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Oakland, CA 94602

Almosara, Joel
168 Cimarron Creek
Boerne, TX 78006

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Toronto, ON M9B 0A9

AMEE Holdings, LLC
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Waltham, MA 02451

American Estate & Trust FBO Ca IRA
6900 Westcliff Drive
Las Vegas, NV 89145

American Estate & Trust FBO Da Zinsmeist
6900 Westcliff Drive
Las Vegas, NV 89145

American Estate & Trust FBO IRA
6900 Westcliff Drive
Las Vegas, NV 89145

American Estate & Trust FBO Lo IRA
6900 Westcliff Drive
Las Vegas, NV 89145

American Estate & Trust Gerald IRA
6900 Westcliff Drive
Las Vegas, NV 89145

American Estate & Trust LC F IRA
6900 Westcliff Drive
Las Vegas, NV 89145

American Estate & Trust LC FBO Hazare Ar
6900 Westcliff Drive Suite 603
Las Vegas, NV 89145

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Las Vegas, NV 89145

American Estate & Trust LC IR
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Auer RE1 LLC
20425 Via Cristal
Yorba Linda, CA 92886

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5008 Kokomo Drive
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O Fallon, MO 63366

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Belgrave Michigan LLC
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Orange Park, FL 32073

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Benjamin Bartels
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Sun Prairie, WI 53590

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Blue Lighthouse Enterprises, LLC
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Blue Planet Holdings, LLC
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Chiang-Liang Ding
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Sunnyvale, CA 94086-7334

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Martinez, CA 94553

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Bixby, OK 74008-8215

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Weston, VT 05161

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Company 8, LLC
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Toronto, ON M1M 1P1

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Rochester, MI 48307

Crest REI Properties
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Wayside, MS 38780

Crimcorr Holdings, LLC
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Dother Real Estate Investments LLC
2875 South Orange Avenue
Orlando, FL 32806

DPZ Real Estate Investments, LLC
193 Leavesley Road Ste. 160
Gilroy, CA 95020

Duke Mendinueto - 12222 E. Out LLC
8730 Bethanie Street
Rosemead, CA 91770

Duke Mendinueto - 2 19712 Ha LLC
8730 Bethanie Street
Rosemead, CA 91770

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FDP Pine, LLC
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FERNZ, LLC
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Gong Liu
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Saint Paul, MN 55110

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Las Vegas, NV 89106-4827

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Anacortes, WA 98221-4177

Hatat France D3, LLC
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Detroit, MI 48208-2904

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Canyon Country, CA 91387

Hemant Jindal
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San Jose, CA 95133

Hendra Tambunan
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Hayward, CA 94541

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Brooklyn, NY 11222

Homes 1 and Assignment LLC
30 Lupton Ln Apt. D
Haledon, NJ 07508-1772

Horizon Trust Company Custodia Krienke
6301 Indian School Road NE
Albuquerque, NM 87110

Horizon Trust Custodian FBO Va Horizon T
7225 Chestnut Ave.
Orangevale, CA 95662

Hoshi LLC
11152 W. Rio Vista Ln.
Avondale, AZ 85323-1133

Hu's Investment LLC
2504 Begonia street
Union City, CA 94587

Hus Investrment LLC
2504 Begonia Street
Union City, CA 94587

Ian Perchik
9111 East Bay Harbor Drive
Miami, FL 33331

Ice Bear, LLC
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Pleasanton, CA 94566

Imagine Invest
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Piedmont, WV 26750

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Acton, MA 01720

Jamila Tharp
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Granite Bay, CA 95746

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Tracy, CA 95391

Johnny Way-Man Lau
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Tomball, TX 77275

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16900 Creek Ridge Trl
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Kilohana Investment Group, LLC
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Kingdom Builders Properties, LLC
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Troy, MI 48084

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Miromphe Investments 2, LLC
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MMMK Properties, LLC
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MNAC Michigan LLC
111 Trinity Court
Lynchburg, VA 24502-5264

MNM 2 MI LLC
43384 Chantable
Ashburn, VA 20148

MNM1 MI LLC
43384 Chantable
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1235 SW Freeman St.
Portland, OR 97219-4344

The First Restated Garces Revocable Trus
8218 Thimble Court
San Diego, CA 92129-3777

The Maggie Ly Revocable Trust
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Castro Valley, CA 94552

The Oxford-Aguiar Family 2005 Trust
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